

IDENTIFICATION OF THE AREA

Name or Designation: Area 60 - Southeast King County

Boundaries: This area is located in the Southern portion of King County. The northern boundary is 277th Street South to the Green River. The boundary then follows the Green River south, then southeast to the east boundary line, which is the King/Kittitas County line. The southern boundary follows the King/Pierce County Line to the western boundary 51st Avenue South.

The Cities of Algona, Auburn, Enumclaw and Pacific, Muckleshoot Indian Reservation, and a portion of Unincorporated Southeast King County are located within Area 60.

Area 60 contains approximately 254,815 acres, of which approximately 17,214 acres are incorporated within the Cities of Algona, Auburn, Enumclaw and Pacific leaving approximately 237,601 acres in unincorporated King County.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Summary:

The Western portion of Area 60 contains neighborhoods 10, 20 and 30. Algona, Auburn and Pacific are the Cities located in this area. These neighborhoods are heavily urbanized. Sales show the main influx of development has been in the area of warehousing, light manufacturing, and retail space. New developments and planned additions to these neighborhoods during 2005 include the following:

- Area 60, Neighborhood 10, includes the cities of Pacific and Algona and the area around the Super Mall including southwest Auburn:
 - Boeing sold approximately 115 acres to Safeway Stores, Inc. in 2002 for a total price of \$29,000,000. Safeway then constructed a 1,147,000 square foot, \$100 million dollar, distribution center on the site, which opened early 2005. Both adjoining streets have been upgraded to accommodate increase in traffic.
 - 278,000 square foot distribution warehouse was constructed within the City of Algona. The building was completed in 2005.

- Opus Northwest LLC completed the construction of three warehouses located south of the SuperMall. The warehouses are located at the Southeast quadrant of SR-167 and SW 15th Street. The warehouses have a total building area of approximately 131,000 square feet and were the final improvements for the Opus Park 167 development that was started in 2003.

Area 60, Neighborhood 20, the Central Auburn Business District:

- Construction has started on the \$11M condo/hotel project in the CBD of Auburn known as Project Ace. The parking garage has been completed and the existing buildings are being razed to make way for the development of the site. A 45 room Ramada Hotel is planned for this location along with 40 condo units.
- Auburn Regional Medical Center plans to construct a parking garage and medical office building across street from hospital starting in 2006.
- Humphries Industries is constructing three warehouses adjacent to SR-18 with a total building area of approximately 34,000 square feet.

Area 60, Neighborhood 30, North Auburn and surrounds:

- Auburn Airport, owned by the City of Auburn, leased three parcels of land to developers for the construction of airplane hangers. The hangers were divided into private spaces and are being sold as condominium units. Majority of the condo-airplane hangers have been sold.
- Green River Community College has completed the building of a new Technology Center and started the construction of a 75,000 square foot Science Center planned for completion Summer 2006.
- Auburn Gateway Project has completed the environmental impact statement (EIS) for the proposed development of approximately 56 acres presently utilized as the Valley 6 Drive-In Theater. When developed to mixed commercial uses it will be the largest mixed commercial development in Auburn since the SuperMall of the Great Northwest opened in 1995. When completed this development could add as many as 4,000 new jobs according to the EIS.
- Auburn Mountain View High School was completed in 2005.
- Matson Dodge is in the process of building a new auto dealership on Auburn Way North adjacent to the existing dealership. Once the new dealership is completed (2006) the old one will be razed. The new dealership has approximately 40,000 square feet, nearly twice the size of the existing one.

The Eastern portion of Area 60 contains neighborhood 40, which is primarily rural home sites, dairy farming, and recreational. The City of Enumclaw is located in neighborhood 40 and is the regional market place for Southeast King and Northeast Pierce County. Enumclaw offers a wide range of services, including a hospital, large super markets, automobile showrooms, restaurants and motels. Three state highways serve the City of Enumclaw and neighborhood 40, SR-164, SR-169 and SR-410. SR-164 links Enumclaw with Auburn and Interstate Highway 5 to the west. SR-169 goes north from Enumclaw to Renton and Interstate Highway 405 and SR-410 connects Enumclaw with Tacoma on the west and Yakima on the east. The City of Enumclaw has had a utility connection moratorium on new developments, for properties outside the city that has been in place for the past three years. The moratorium is reviewed every 6 months and was most recently extended October 2005. Enumclaw has completed the construction of a new water pumping station and all that remains is the development of a new effluent treatment plant, which is in the planning stage. The moratorium does not restrict development if water and sewer is available; it concerns properties that are not presently served. Within the City of Enumclaw there have been a number of commercial developments either started or completed during the past year. Most notably is the Work & Sports & Outdoors opened their new facility, a 14,400 square foot building in 2005.

The Central portion of Area 60 noted as neighborhood 70 is within Incorporated Auburn, however is rural in use, especially the area that lies south of the White River. Most of the Muckleshoot Indian Reservation is located in this neighborhood with the balance of the reservation located in neighborhood 40.

Over the past few years the Muckleshoot Indian Tribe has been in the process of repurchasing that portion of the Reservation that was sold subsequent to the passing of the Dawes Act in 1887. Included in the repurchase is the Forest Villa Shopping Center and also a 95 acre tract lying on the most westerly portion of the reservation. In addition to the repurchase of the reservation lands the Muckleshoot's have purchased the 167 acre parcel of land upon which the Emerald Downs Race Tract is located and an additional twenty five (25) acres lying westerly of Emerald Downs. Only one (1) commercial non Muckleshoot sale took place during 2005 with the remaining three (3) sales occurring in 2003.

Physical Inspection Area:

The Physical Inspection neighborhood for Area 60 was all of neighborhoods 10 and 70. These neighborhoods include that portion of the City of Auburn lying southerly of 8th Street South and extending to Auburn southerly boundary. The total geographic area is approximately 5,000 acres or over eight Sections. Within neighborhood 10 there are seven hundred eighteen (718) parcels, while neighborhood 70 has an additional one hundred twenty three (123) parcels, excluding improved specialty parcels, and they were all inspected for this year's revaluation. The geographical boundaries for Area 60, neighborhoods 10 and 70, are as follows:

Northerly:	8 th Street South, Auburn, WA
Easterly:	The easterly boundary of the Muckleshoot Indian Reservation
Southerly:	Pierce County Line
Westerly:	West Valley Highway, Auburn, WA

SCOPE OF DATA:

Land Value Data:

Land sales that occurred in Area 60, between the dates of January 2003 and December 2005, were investigated to determine if they were market transactions, useful in estimating land value. Forty-nine (49) arm's length land sales closed during this period in Area 60. These sales were given primary consideration for valuing land as of 1/1/2006. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sale Identification Section. Sales information is analyzed and investigated by the appraiser to determine if they are market transactions.

Improved Value Data:

Commercial improved sales dating from January 2003 to December 2005 were considered in the evaluation of Area 60's improved properties. One hundred-sixteen (116) arm's length improved sales took place during this period. The sales were obtained from Excise Tax Records, Costar, Brokers and Agents. The sales used in Area 60, all were fair market "arms length" transactions reflecting market conditions. These sales were organized by market segments based on predominant use. Based on sales analysis, each segment reflected a market price per square foot of net rentable area. The sales price range served to establish a general upper and lower market boundary for the various property types within each subject area.

LAND VALUE

Preliminary Land Ratio Analysis:

A Preliminary Ratio Study was completed **before** the application of the 2006 recommended land values. This study benchmarks the current assessment level using 2005 posted land values. The study was also repeated **after** application of the 2006 recommended land values. The results are included in the validation section of this report.

	2005 Ratio	2006Ratio
Assessment Level	79.9%	92.4%
Coefficient of Dispersion	19.19%	8.25%
Coefficient of Variation	26.78%	11.10%
Standard Deviation	22.14%	10.38%
PRD	1.03	1.01

Of the forty-nine (49) land sales used in this analysis, twenty two (22) or approximately 45% took place in 2005.

The search for comparable land sales was made within each geographic neighborhood and expanded to include the surrounding neighborhoods within the geographic area. Location and zoning were the major factors considered for adjustments. The following table shows the majority of land sales used in this report.

LAND SALES BY ZONING AND PRICE PER SQUARE FOOT				
<u>ZONING</u>	<u>SALES(NO)</u>	<u>HIGH/SF</u>	<u>LOW/SF****</u>	<u>AVERAGE</u>
M-1 & IL	15*	\$6.02/SF	\$2.01/SF	\$3.55/SF
M-2	1	\$5.91/SF	\$5.91/SF	\$5.91/SF
C-1, C-2, C-3	19**	\$18.02/SF	\$3.33/SF	\$8.55/SF
BN-CB-HBC- GO-RO-HC	6	\$14.11/SF	\$3.88/SF	\$8.27/SF
CBSO/OSCA	3	\$6.38/SF	\$3.09/SF	\$4.45/SF
R-4,F & RMPH	5	\$7.97/SF	\$0.93SF	\$2.51SF

*includes wetland sale at \$0.45/sf, without this sale the average would be \$4.06/sf.

** includes two (2) wetland and sloped land sales, without these sales the average would be \$7.62/sf.

***excludes wetland sales.

Sales Analysis by Neighborhood:

Area 60-10 Algona, Pacific, SE Auburn

Sub Area 10 is bounded by 15th Avenue Southeast to the north, by the Auburn Game Farm and Muckleshoot Indian Reservation to the east, by the King/Pierce County line to the south, and by 51st Avenue South to the west, adjacent to Area 50. The two retail concentrations are the Auburn Super Mall located on 15th Street SW and along Auburn Way South. The commercial zoned properties lying north of 15th Street Southwest adjacent the Super Mall have assessed values ranging from \$7.00 to \$12.00 a square foot, due to good visibility and traffic exposure. The industrial zoned properties lying south of 15th Street SW have assessed values ranging from \$4.00 to \$6.50 a square foot. These values are supported by previous sales. Lower values are on neighboring streets characterized by neighborhood businesses. Any adjustments made were to primarily improve equalization. Twenty one (21) land sales from this neighborhood were analyzed for the 2006 assessment year. The industrial and commercial sales not in the immediate Super Mall area currently support assessed value predominately ranging from \$4.00 to \$7.00 a square foot for industrial zoned and \$3.00 to \$9.00 a square foot for commercial zoned land depending on size and location. There were only seven sales in sub-area 10 after the previous lien date of 1/1/2005. These sales support current assessed valuation for industrial zoned properties and do not support a change in land values at this time

Area 60-20 Downtown Auburn to West Auburn

Sub area 20 is bounded on the south by 8th Street Southeast and 8th Street Northeast to the north, by the Green River to the east, and by 51st Avenue South to the west, adjacent to Area 50. The central business district (CBD) of Auburn is a distinct business district within this sub-area. As mentioned in the area summary of this report, downtown Auburn is emerging as a major retail and transit center. Many downtown single family residences have been converted into office or retail space, reflecting the growth of business surrounding them. Only five land sales took place in this neighborhood during the past three years. They were analyzed for the 2006 assessment year. The sales included two industrial land sales and three commercial zoned sales. Current assessed value for commercial land predominately ranges from \$10.00 to \$20.00 a square foot. The higher values are found along the principle arterial streets and in the CBD, central business district of Auburn. The majority of industrial use properties are located west of downtown Auburn. One industrial zoned sale took place during 2003 and the other was in 2005. Current assessed values for industrial zoned land predominately range from \$4.00 to \$6.00 a square foot. Any adjustments made were primarily to improve equalization. Recent sales do not support increases or conversely a decrease at this time. The CBD of Auburn is zoned C-2, commercial business district, which has seen a number of new buildings being constructed and the renovation of other downtown structures. Existing buildings located on Main Street owned by the Cavanaugh family are being razed to allow the construction of a new hotel/condo project with the parking garage already completed. Thus, C-2 zoned properties along Main Street have seen their values increased to \$20.00 per square foot. The City of Auburn has offered to sell a number of city owned parcels all located within the CBD with appraised values ranging from a low of \$25/square foot to a high of \$35/square foot.

Area 60-30 North Auburn

Sub Area 30 is bounded to the north by 277th Street South, by 124th Avenue South on the east, by 8th Street Northeast on the south, and by 51st Avenue South on the west. Industrial development is active in this area as is auto sales and related uses which are located along Auburn Way North, one of the major N/S arterials serving the City of Auburn. Sub area 20, along with sub-area 10, has experienced the most sales activity in Area 60. Ten land sales from this sub area were analyzed. Five of the sales are industrial zoned and the remaining five are commercial zoned sales. Industrial zoned properties in this area are predominately assessed from \$2.00 to \$6.00 a square foot, excluding the wetland sale. Properties with good visibility and high traffic volume are in demand. Some values were increased as indicated by the sales primarily along Auburn Way North and 15th Street NE. Current assessed values are within range of assessed multi-family zoned land in similar competing neighborhoods. The five commercial zoned sales support the assessed values ranging from \$4.00 to \$12.00 a square foot depending on size and location. One sale that took place in this sub area, which was not used in this analysis, was the sale from La Terra to Muckleshoot Indian Tribe. This sale was for \$73,600,000 and included approximately 158 acres and encompasses the Emerald Downs Race Tract. The sale was not considered as an arms length transaction as it was for the land only, which is subject to a long term land lease to the race tract ownership. Any adjustments made were primarily to improve equalization.

Area 60-40 SE Unincorporated King County, Enumclaw

This sub area is bounded by Lake Holm Road Southeast and Green Valley Road to the north, by the King/Kittitas County line to the east, by the King/Pierce County line to the south, and by the White River and Green Valley Road Southeast to the west. The City of Enumclaw is located in this sub area. As mentioned in the area summary of this report, Enumclaw serves as a regional market place for Southeast King and Northeast Pierce County. Thirteen sales took place in sub area 40 and five sales occurred after the previous lien date of 1/1/2005. The commercial land sales currently support the assessed values which predominately range from \$6.00 to \$11.00 per square foot. The higher values are on the principal arterials, with lower values on neighboring streets characterized by neighborhood business. Any adjustments made to other commercially zoned properties were primarily to improve equalization. Six industrial zoned land sales were utilized in this report and support a value range from a low of \$2.00/sf to a high of \$4.00/sf. Current assessed values for multi-family zoned property predominately range from \$3.00 to \$6.00 a square foot. No land adjustments were warranted for the unincorporated portion of area 40 at this time, due to the lack of sales activity. Any adjustments made were primarily to improve equalization.

Area 60-70 Southeast Auburn, Muckleshoot Indian Reservation

This sub area is bounded by State Highway 18 to the north, by Bridget Avenue Southeast, the White River and Green Valley Road Southeast to the east, by the King/Pierce County line to the south and by the Auburn Game Farm and Muckleshoot Indian Reservation to the west. Most of the Muckleshoot Indian Reservation is located in this unincorporated area of King County. No land sales were found in this neighborhood during the past three years that were not purchased by the Muckleshoot Indian Tribe. The lack of significant sales activity does not warrant any value increases in this area at this time. Some adjustments were made to achieve equalization with other similar zoned properties in this neighborhood.

Land Value Conclusions, Recommendations and Validation:

Land values were estimated based on the Sales Comparison approach. Sales were analyzed based on zoning, size, location and development potential. Changes were made based on recent land sales and to achieve equalization in neighborhoods in accordance with zoning, size and location. In the absence of sales in a neighborhood, sales in other similar neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation. The appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area. No adjustment to land values for Wetland/Sensitive areas subject to Sensitive Area Ordinance (SAO) was made, as the adjustments were made in prior assessment years.

The total land assessed value (specialty land included) for Area 60 Assessment Year 2005 was \$717,691,800 and the total recommended land assessed value for Assessment Year 2006 is \$780,288,000. This increase is approximately nine percent (8.72%) in total assessed land value.

Improved Parcel Total Values:

Sales comparison approach model description

The sales comparison approach reflects the principles of supply and demand, balance, externalities, and substitution. The sales comparison approach is preferred when there are adequate sales data. The model for sales comparison is based on four characteristics, 1) predominant use, i.e. zoning, 2) effective age, 3) condition and 4) size. These characteristics are taken from the Assessor's records. A search was made for sales data that most closely fit the subject property within each geographic area. From January 2003 thru December 2005 there were 116 improved sales in Area 60; all were fair market "arms length" transactions reflective of market conditions. These sales were organized by market segments based on predominant use. Based on sales analysis, each segment reflected a market price per square foot of net rentable area. The sales price range served to establish a general upper and lower market boundary for the various property types within each subject area.

Sales comparison calibration

The search for comparable sales was made within each geographic neighborhood and expanded to include the surrounding neighborhoods within the geographic area. Location, quality and effective age were factors considered for adjustments.

The table below illustrates the typical property types in area 60.

Office Buildings/ Medical Office (21)	Sale Price Range/Sq Ft -\$70 to \$175	Mean Sales Price/Sq Ft-\$123
Retail Stores (23)	Sale Price Range/Sq Ft -\$96 to \$227	Mean Sales Price/Sq Ft-\$138
Storage Warehouse (34)	Sale Price Range/Sq Ft -\$39 to \$107	Mean Sales Price/Sq Ft-\$70
Light Industrial (9)	Sale Price Range/Sq Ft -\$45 to \$97	Mean Sales Price/Sq Ft-\$60
Garages/Markets/Mixed Use Buildings/Etc. (17)	Sale Price Range/Sq Ft -\$37to \$245	Mean Sale Price/Sq Ft-\$106
Restaurants (10)	Sale Price Range/Sq Ft -\$50 to \$170	Mean Sales Price/Sq Ft-\$112
Car Wash (2)	Sale Price Range/Sq Ft-\$165 to \$175	Mean Sales Price/S q Ft-\$170

Cost approach model description

The Marshall & Swift Commercial Estimator is automatically calculated on all properties. Depreciation was based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area. Cost estimates were relied upon in almost every instance of exempt properties including schools, churches, fire stations and public utility buildings, and served also as value indicators for new construction projects. Cost estimates were also relied upon for special use properties where no income data or market comparable data existed.

Cost calibration

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in the area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

Income capitalization approach model description

Income tables were developed for all neighborhoods in Area 60 for income capitalization. The list of tables created for each neighborhood is contained in the appendix to this report. “No income” tables were created for properties where the income approach is not applicable; examples of these types of properties are churches, schools, fire stations and for those special use properties where no income information exists.

Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor’s records. The economic rents used in the income tables were derived from rents, expenses and rates collected in the market place, i.e. data collected in the field both actual and asking, market sales data and fee appraisals, journals, publications and the Rental Survey included in the Addenda. The tables used are included in the Addenda of this report. The following table shows the rental rates, vacancy, expenses and capitalization rates for the various property types found in Area 60.

Neighborhood	Property Type	Rent Range	Vacancy & Credit Loss	Expense Range	Capitalization Rate Range
10	Office	\$10 to \$18	20%	25% to 30%	7.5% to 9.5%
	Retail	\$12 to \$15	5% to 7%	10% to 15%	7.5% to 9%
	Warehouse/Indus	\$3 to \$4	7%	7.5% to 10%	7.5% to 9%
	Restaurant	\$12 to \$18.50	7%	10%	7.5% to 9%
	Markets	\$6.50 to \$13.50	7% to 10%	10%	7.5% to 9%
	Medical/Dental	\$12 to \$16	7%	25% to 30%	7.5% to 9%
20	Office	\$10 to \$18	20%	25% to 30%	7.5% to 9.5%
	Retail	\$12 to \$15	5% to 7%	10% to 15%	7.5% to 9%
	Warehouse/Indus	\$3 to \$4	7%	7.50% to 10%	7.5% to 9%
	Restaurant	\$12 to \$18.50	7%	10%	7.5% to 9%
	Markets	\$6.50 to \$13.50	7% to 10%	10%	7.5% to 9%
	Medical/Dental	\$12 to \$16	7%	25% to 30%	7.5% to 9%
30	Office	\$10 to \$18	20%	25% to 30%	7.5% to 9.5%
	Retail	\$12 to \$15	5% to 7%	10% to 15%	7.5% to 9%
	Warehouse/Indus	\$3 to \$4	7%	7.50% to 10%	7.5% to 9%
	Restaurant	\$12 to \$18.50	7%	10%	7.5% to 9%
	Markets	\$6.50 to \$13.50	7% to 10%	10%	7.5% to 9%
	Medical/Dental	\$12 to \$16	7%	25% to 30%	7.5% to 9%
40	Office	\$10 to \$18	20%	25% to 30%	7.5% to 9.5%
	Retail	\$12 to \$15	5% to 7%	10% to 15%	7.5% to 9%
	Warehouse/Indus	\$3 to \$4	7%	7.50% to 10%	7.5% to 9%
	Restaurant	\$12 to \$18.50	7%	10%	7.5% to 9%
	Markets	\$6.50 to \$13.50	7% to 10%	10%	7.5% to 9%
	Medical/Dental	\$12 to \$16	7%	25% to 30%	7.5% to 9%
70	Office	\$10 to \$18	20%	25% to 30%	7.5% to 9.5%
	Retail	\$12 to \$15	5% to 7%	10% to 15%	7.5% to 9%
	Warehouse/Indus	\$3 to \$4	7%	7.50% to 10%	7.5% to 9%
	Restaurant	\$12 to \$18.50	7%	10%	7.5% to 9%
	Markets	\$6.50 to \$13.50	7% to 10%	10%	7.5% to 9%
	Medical/Dental	\$12 to \$16	7%	25% to 30%	7.5% to 9%

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

A ratio study was created for the Area 60. The results of the ratio study showed compliance with IAAO assessments standards and indicated that Area 60 was at a proper assessment level. Equity between improved parcels has been improved as shown by the improvement in the C.O.V from 23.62% to 12.28%, the C.O.D. from 18.09% to 9.58% and the Assessment Level was raised to 91.7% from 78%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts and are shown in the chart below:

	2005 Ratio	2006 Ratio
Assessment Level	78.0%	91.7%
Coefficient of Dispersion	18.09%	9.58%
Coefficient of Variation	23.62%	12.28%
Standard Deviation	19.8%	11.33%
Price Related Differential	1.07	1.01

All parcels were individually reviewed by the area appraiser for correctness of the table application. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied vary somewhat but falls within an acceptable range of variation from the established guideline. The Senior Appraisers, before posting, reviewed final value selects.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The total assessed value for assessment year 2005 was \$1,758,648,240. The total recommended assessed value for the 2006 assessment year is \$1,887,334,960. They are presented in the following chart. The increase is due primarily because of the new construction in the area and equalizing land values.

	2005 Total	2006 Total	\$ Increase	% Change
Total Value	\$1,758,648,240	\$1,887,334,960	\$128,686,720	7.32%

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the assessor's office.

Area 060-000 Southeast
2005 Assessment Year

Quadrant/Crew:		Lien Date:		Date:		Sales Dates:																											
South Crew		1/1/2005		4/17/2006		1/1/03 - 12/31/2005																											
Area		Appr ID:		Prop Type:		Trend used?: Y / N																											
060-000		RBUT		Improvement		N																											
SAMPLE STATISTICS																																	
Sample size (n)		116		<div><div>Ratio Frequency</div><div><table><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.35 - 0.45</td><td>1</td></tr><tr><td>0.45 - 0.55</td><td>3</td></tr><tr><td>0.55 - 0.65</td><td>8</td></tr><tr><td>0.65 - 0.75</td><td>13</td></tr><tr><td>0.75 - 0.85</td><td>23</td></tr><tr><td>0.85 - 0.95</td><td>23</td></tr><tr><td>0.95 - 1.05</td><td>29</td></tr><tr><td>1.05 - 1.15</td><td>8</td></tr><tr><td>1.15 - 1.25</td><td>3</td></tr><tr><td>1.25 - 1.35</td><td>2</td></tr><tr><td>1.35 - 1.45</td><td>2</td></tr><tr><td>1.45 - 1.55</td><td>1</td></tr></tbody></table></div></div>				Ratio Bin	Frequency	0.35 - 0.45	1	0.45 - 0.55	3	0.55 - 0.65	8	0.65 - 0.75	13	0.75 - 0.85	23	0.85 - 0.95	23	0.95 - 1.05	29	1.05 - 1.15	8	1.15 - 1.25	3	1.25 - 1.35	2	1.35 - 1.45	2	1.45 - 1.55	1
Ratio Bin	Frequency																																
0.35 - 0.45	1																																
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1.35 - 1.45	2																																
1.45 - 1.55	1																																
Mean Assessed Value		1,019,900																															
Mean Sales Price		1,307,900																															
Standard Deviation AV		1,579,476																															
Standard Deviation SP		1,940,962																															
ASSESSMENT LEVEL																																	
Arithmetic mean ratio		0.838																															
Median Ratio		0.835																															
Weighted Mean Ratio		0.780																															
UNIFORMITY																																	
Lowest ratio		0.3166																															
Highest ratio:		1.6472																															
Coefficient of Dispersion		18.09%																															
Standard Deviation		0.1980																															
Coefficient of Variation		23.62%																															
Price-related Differential		1.07																															
RELIABILITY																																	
95% Confidence: Median																																	
Lower limit		0.787																															
Upper limit		0.899		These figures reflect improvement ratios before revaluation.																													
95% Confidence: Mean																																	
Lower limit		0.802																															
Upper limit		0.874																															
SAMPLE SIZE EVALUATION																																	
N (population size)		1299																															
B (acceptable error - in decimal)		0.05																															
S (estimated from this sample)		0.1980																															
Recommended minimum:		60																															
Actual sample size:		116																															
Conclusion:		OK																															
NORMALITY																																	
Binomial Test																																	
# ratios below mean:		58																															
# ratios above mean:		58																															
z:		-0.092847669																															
Conclusion:		Normal*																															
*i.e., no evidence of non-normality																																	

Area 060-000 Southeast
2006 Assessment Year

Quadrant/Crew:	Lien Date:	Date:		Sales Dates:
South Crew	1/1/2006	4/17/2006		1/1/03 - 12/31/05
Area	Appr ID:	Prop Type:		Trend used?: Y / N
060-000	RBUT	Improvement		N
SAMPLE STATISTICS				
Sample size (n)	116	<div style="text-align: center;"> Ratio Frequency </div>		
Mean Assessed Value	1,199,900			
Mean Sales Price	1,307,900			
Standard Deviation AV	1,800,941			
Standard Deviation SP	1,940,962			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.922			
Median Ratio	0.927			
Weighted Mean Ratio	0.917			
UNIFORMITY				
Lowest ratio	0.5910			
Highest ratio:	1.2405			
Coefficient of Dispersion	9.58%			
Standard Deviation	0.1133			
Coefficient of Variation	12.28%			
Price-related Differential	1.01			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.902			
Upper limit	0.959	These figures reflect improvement ratios after calculations are completed for 2006 assessment year.		
95% Confidence: Mean				
Lower limit	0.902			
Upper limit	0.943			
SAMPLE SIZE EVALUATION				
N (population size)	1299			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.1133			
Recommended minimum:	20			
Actual sample size:	116			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	56			
# ratios above mean:	60			
z:	0.278543007			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				

Improvement Sales for Area 060 with Sales Used 02/16/2006

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	020	556820	0115	2,040	1934834	\$500,000	01/16/03	\$245.10	AMERICAN AUTOS	C2	3	Y	
060	030	000400	0032	4,530	1938758	\$600,000	02/12/03	\$132.45	HARPOLD & LEININGER	C3	1	Y	
060	040	236100	0140	19,086	1942977	\$1,016,000	03/03/03	\$53.23	OSBOURNE INOVATIVE PROJECTS	IL	5	Y	
060	040	866100	0170	1,440	1944513	\$245,000	03/07/03	\$170.14	PERSON REALTY	GO	1	Y	
060	070	202105	9055	4,800	1944738	\$625,000	03/07/03	\$130.21	PAWN X CHANGE	C3	1	Y	
060	040	242006	9464	20,880	1945939	\$425,000	03/18/03	\$20.35	VACANT BUILDING	HBC	1	Y	
060	040	242006	9440	2,880	1947652	\$308,000	03/26/03	\$106.94	TPI PRINTING	HBC	2	Y	
060	020	182105	9004	15,364	1948515	\$2,043,200	03/31/03	\$132.99	OFFICE AND RETAIL	C3	1	Y	
060	010	954300	1510	2,400	1953764	\$245,000	04/17/03	\$102.08	CHETS ROOFING MATERIAL	C1	1	Y	
060	010	869520	0035	1,461	1959139	\$350,000	05/09/03	\$239.56	SFR USED AS OFFICE	C3	1	Y	
060	030	333990	0905	5,833	1959037	\$625,000	05/15/03	\$107.15	AUBURN EYE CLINIC	RO	1	Y	
060	070	212105	9040	2,400	1960283	\$750,000	05/19/03	\$312.50	DAY & NIGHT GROCERY	C1	2	Y	
060	040	242006	9020	2,520	1962586	\$95,000	05/29/03	\$37.70	BUS SERVICE GARAGE	R-2	1	Y	
060	020	049200	0463	26,080	1965605	\$815,500	06/02/03	\$31.27	MEL'S HARDWARE	C3	2	Y	
060	030	333990	0825	1,770	1964666	\$245,000	06/06/03	\$138.42	BONJORNI & KONTOS ATTY	RO	1	Y	
060	040	800510	0660	3,000	1973654	\$175,000	06/20/03	\$58.33	RETAIL	CB2	1	Y	
060	040	232006	9299	2,400	1989582	\$256,000	07/01/03	\$106.67	C P A OFFICE	GO	1	Y	
060	030	936000	0098	24,000	1977142	\$1,468,000	07/21/03	\$61.17	RAINE MFG	M1	1	Y	
060	030	885550	0061	50,000	1984174	\$2,742,800	08/26/03	\$54.86	MOUNTAIN COIN BUILDING	M1	1	Y	
060	030	112104	9034	20,220	1994948	\$1,233,000	10/14/03	\$60.98	WAREHOUSE	M1	1	Y	
060	040	236180	0005	5,000	1997805	\$395,000	10/20/03	\$79.00	RESTAURANT	CB2	1	Y	
060	010	335640	7840	5,124	1998720	\$727,000	10/28/03	\$141.88	ROYAL BEAR TAVERN	C1	1	Y	
060	010	869520	0027	2,688	1999055	\$275,000	10/29/03	\$102.31	DISTRIBUDOORS	C3	1	Y	
060	040	012005	9039	3,404	1999695	\$500,000	10/31/03	\$146.89	HEALTH FOODS	MIT	1	Y	
060	030	936060	0246	4,500	2001406	\$725,000	11/07/03	\$161.11	DELI & SANDWICH SHOP	C3	1	Y	
060	030	030350	0150	13,288	2003947	\$928,000	11/19/03	\$69.84	ALL-PHASE ELECTRIC SUPPLY	M1	1	Y	
060	020	733140	0007	2,366	2004884	\$260,000	11/25/03	\$109.89	PECKENPAUGH DRUGS	C2	1	Y	
060	070	212105	9157	13,413	2005259	\$1,800,000	11/26/03	\$134.20	LINE RETAIL STORE	CN	2	Y	
060	020	173580	0060	1,300	2010415	\$210,000	12/19/03	\$161.54	ATTITUDE ADJUSTMENT	C1	1	Y	
060	010	335440	0700	812	2010928	\$375,000	12/24/03	\$461.82	COOL'S MH PARK	HC	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	040	800610	0245	1,380	2013703	\$250,000	01/06/04	\$181.16	INSURANCE OFFICE (CONVERTED RESI	CB1	1	Y	
060	020	781570	0085	6,192	2013275	\$400,000	01/13/04	\$64.60	GREEN RIVER MUSIC	C2	1	Y	
060	020	173580	0245	2,752	2014099	\$375,000	01/19/04	\$136.26	BRATRUD MIDDLETON INS. OFFICE	C1	2	Y	
060	020	984330	0055	0	2022747	\$130,000	02/20/04	\$0.00	OLD IMP	C3	1	Y	
060	020	446340	0365	9,000	2020637	\$875,000	02/24/04	\$97.22	SRS-Systems Roofing Supply	M1	2	Y	
060	040	800460	0110	6,400	2027512	\$225,500	03/23/04	\$35.23	THE SALT SHAKER	CB2	1	Y	
060	010	335640	6935	843	2026881	\$125,000	03/24/04	\$148.28	COUNTRY CORNER DELI	C1	1	Y	
060	030	936060	0090	55,960	2030443	\$4,302,547	04/01/04	\$76.89	EMERALD NORTH INDUSTRIAL	M1	1	Y	
060	030	936060	0261	16,205	2029646	\$2,000,000	04/02/04	\$123.42	RIVERBEND OFFICE PARK	C3	1	Y	
060	030	000080	0004	23,370	2033984	\$2,250,000	04/13/04	\$96.28	RETAIL/CAR TECH/HUNAN REST	C3	1	Y	
060	020	733140	0345	4,689	2034948	\$525,000	04/23/04	\$111.96	OFFICE BUILDING	C2	2	Y	
060	020	173580	0200	3,718	2037110	\$300,000	04/30/04	\$80.69	RACQUETBALL COURT	C1	2	Y	
060	020	781570	0360	2,542	2037574	\$192,000	05/06/04	\$75.53	A STREET AUTOMOTIVE	C3	1	Y	
060	010	714060	0050	1,780	2044941	\$295,000	06/01/04	\$165.73	MEDICAL OFFICES (CONV RESIDENCE)	R2(CUP)	1	Y	
060	030	000400	0024	22,560	2046685	\$1,500,000	06/07/04	\$66.49	EMERALD NORTH INDUSTRIAL BLD NO.	M1	1	Y	
060	030	000400	0038	2,352	2049053	\$400,000	06/18/04	\$170.07	PACE AUTO MOTIVE	C3	1	Y	
060	010	030150	0120	130,000	2051890	\$13,470,000	06/30/04	\$103.62	FORMER BOEING OFFICE	M1	1	Y	
060	020	214980	0060	7,603	2057152	\$1,009,572	07/08/04	\$132.79	EAST MAIN CENTER	RO	1	Y	
060	030	000400	0083	10,080	2055536	\$1,055,000	07/09/04	\$104.66	AGGREKO	C3	2	Y	
060	030	936000	0095	12,000	2056136	\$975,000	07/20/04	\$81.25	HEBERT CONST	M1	1	Y	
060	040	712730	0005	16,920	2062211	\$1,250,000	08/11/04	\$73.88	COPELAND LUMBER	HBC	6	Y	
060	020	869860	0126	2,720	2068641	\$240,000	08/26/04	\$88.24	VICAR'S TV SERVICE/APTS	C2	2	Y	
060	030	000080	0038	6,973	2067436	\$895,000	08/30/04	\$128.35	GOLDEN CORRAL	C3	1	Y	
060	020	173580	0055	1,510	2071644	\$170,000	09/07/04	\$112.58	PENN AIR CONTROL	C1	1	Y	
060	040	800460	0075	2,500	2075839	\$165,000	10/01/04	\$66.00	RETAIL STORE FABRICS	CB2	1	Y	
060	040	192007	9125	1,872	2075057	\$309,000	10/05/04	\$165.06	SELF SERVICE CAR WASH	IL	1	Y	
060	010	030151	0060	46,871	2077544	\$4,150,000	10/18/04	\$88.54	FLECTHER'S FINE FOODS	M1	2	Y	
060	030	158260	0015	48,156	2081055	\$2,200,000	10/25/04	\$45.68	LIVINGSTON BUILDING	M1	1	Y	
060	020	869810	0140	5,500	2082356	\$471,500	11/03/04	\$85.73	APT & RETAIL	C2	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	020	132104	9006	31,699	2082330	\$1,520,435	11/05/04	\$47.96	COSTAL MILLWORK SUPPLY	M1	2	Y	
060	030	112104	9032	17,220	2082441	\$1,425,000	11/05/04	\$82.75	LINE PROPERTIES LLC	M1	1	Y	
060	020	173580	0285	2,815	2088098	\$390,000	11/17/04	\$138.54	OFFICE BUILDING	C1	2	Y	
060	040	236180	0430	900	2087719	\$92,000	11/22/04	\$102.22	LAW OFFICE	CB2	1	Y	
060	030	000400	0071	98,000	2088731	\$4,700,000	12/03/04	\$47.96	OMNI PARK	M2	3	Y	
060	040	236180	0215	2,500	2090854	\$178,000	12/13/04	\$71.20	RADIO SHACK	CB2	1	Y	
060	030	158060	0236	41,865	2091386	\$2,484,798	12/15/04	\$59.35	INDUSTIAL BUILDING	M2	1	Y	
060	010	885600	0990	1,032	2094018	\$180,000	12/22/04	\$174.42	OFFICE	C1	1	Y	
060	020	446340	0280	18,196	2092814	\$1,280,000	12/23/04	\$70.35	WAREHOUSE	M1	1	Y	
060	020	446340	0290	18,196	2092815	\$1,415,255	12/23/04	\$77.78	WAREHOUSE	M1	1	Y	
060	020	446340	0320	13,700	2093689	\$878,948	12/27/04	\$64.16	US ENGINE INC	M1	2	Y	
060	010	787740	0385	9,120	2094184	\$550,000	12/30/04	\$60.31	COMMERCIAL BUILDING	C3	1	Y	
060	030	000400	0031	5,700	2095410	\$1,075,000	01/06/05	\$188.60	MAD MAX ROADHOUSE RESTAURANT	C3	1	Y	
060	030	885551	0130	17,950	2095893	\$1,160,000	01/07/05	\$64.62	OFFICE/WAREHOUSE	M1	1	Y	
060	020	173580	0305	10,900	2096146	\$700,000	01/11/05	\$64.22	CLINIC	C1	2	Y	
060	040	236180	0220	2,500	2097064	\$160,000	01/14/05	\$64.00	APPLIANCE CENTER	CB2	1	Y	
060	040	192007	9124	7,090	2100005	\$575,000	02/01/05	\$81.10	MULTI-TENANT AUTO SERVICE CTR	IL	1	Y	
060	040	236180	0185	1,250	2101424	\$115,000	02/09/05	\$92.00	THE KITCHEN RESTAURANT	CB2	1	Y	
060	030	012104	9049	16,523	2102756	\$1,244,000	02/10/05	\$75.29	PARK 29 BUILDING D	M1	1	Y	
060	040	800510	0060	3,960	2104193	\$370,000	02/22/05	\$93.43	OFFICE BUILDING	CB1	1	Y	
060	010	954300	0005	2,222	2106673	\$311,000	03/01/05	\$139.96	ALGONA TERIYAKI	C1	1	Y	
060	020	049200	0070	4,992	2107352	\$490,000	03/04/05	\$98.16	WOMENS & CHILDRENS CLINIC	RO-H	1	Y	
060	040	001250	0010	7,015	2106722	\$350,000	03/04/05	\$49.89	PARD'S PLACE RESTAURANT	HBC	1	Y	
060	010	314160	0445	4,500	2108225	\$885,000	03/09/05	\$196.67	COMMERCIAL BUILDING	C3	7	Y	
060	030	885551	0020	18,375	2108541	\$1,400,000	03/11/05	\$76.19	WAREHOUSE	M1	1	Y	
060	020	733140	0640	6,000	2108539	\$425,000	03/14/05	\$70.83	OFFICE BLDG	C3	1	Y	
060	010	362104	9097	21,720	2107828	\$3,700,000	03/15/05	\$170.35	Thistle Retail Center Bldg No. 1	C3	2	Y	
060	020	391500	0230	2,101	2112631	\$500,000	03/30/05	\$237.98	ANDIES RESTAURANT	C1	3	Y	
060	030	012104	9028	17,995	2112913	\$1,489,000	03/31/05	\$82.75	PARK 29 BUILDING B	M1	1	Y	
060	030	012104	9012	16,739	2114046	\$1,275,000	04/05/05	\$76.17	PARK 29 BUILDING A	M1	1	Y	
060	030	030351	0010	15,940	2114513	\$1,350,000	04/06/05	\$84.69	INDUSTRIAL PARK	M1	1	Y	
060	030	514310	0100	7,872	2116412	\$607,500	04/13/05	\$77.17	GLEASONS CUSTOM CABINET SHOP	M2	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	030	000080	0050	15,936	2116475	\$2,500,000	04/19/05	\$156.88	PRIME SQUARE LINE RETAIL	C3	1	Y	
060	040	192007	9046	73,353	2119398	\$1,225,000	04/28/05	\$16.70	FARMANS PICKLE PLANT	IL	4	Y	
060	030	012104	9048	18,030	2122207	\$1,598,800	05/03/05	\$88.67	PARK 29 BUILDING C	M1	1	Y	
060	020	781570	0326	2,557	2123738	\$250,000	05/12/05	\$97.77	AUBURN FINANCIAL SERVICES	C3	2	Y	
060	020	446340	0190	41,134	2123158	\$3,300,000	05/13/05	\$80.23	CLAY STREET BUSINESS PARK I	M1	1	Y	
060	030	030351	0110	15,152	2123551	\$1,260,000	05/16/05	\$83.16	SISSON BUILDING	M1	1	Y	
060	020	182105	9184	2,400	2126200	\$780,000	05/26/05	\$325.00	WRECKING YARD	C3	2	Y	
060	040	800510	0075	6,000	2128168	\$255,000	05/26/05	\$42.50	THE FLOWER MARKET	CB2	1	Y	
060	030	936000	0096	18,400	2127527	\$1,450,000	05/31/05	\$78.80	WAREHOUSE/OFF	M1	1	Y	
060	020	048900	0095	7,140	2130466	\$142,500	06/13/05	\$19.96	VACANT BUILDING	C2	1	Y	
060	030	000400	0043	22,480	2135230	\$1,335,380	06/17/05	\$59.40	LASER CUTTING NW	M2	1	Y	
060	040	800510	0630	6,000	2133500	\$453,500	06/21/05	\$75.58	FAMILY RESTAURANT	CB2	1	Y	
060	020	917260	0005	1,624	2134261	\$150,000	06/23/05	\$92.36	B & G DRY CLEANERS	C1	1	Y	
060	020	173580	0290	1,176	2135944	\$225,000	06/30/05	\$191.33	AUB-FED WAY GASTRDNTEROLOGISTS	C1	1	Y	
060	020	132104	9037	79,227	2139274	\$3,573,000	07/15/05	\$45.10	NORPLEX	M1	1	Y	
060	010	192105	9073	47,794	2139730	\$5,500,000	07/18/05	\$115.08	SHOPPING CENTER	C1(CUP)	1	Y	
060	020	733140	0470	600	2143248	\$190,000	07/22/05	\$316.67	AUBURN VALLEY BARBER SHOP	C2	1	Y	
060	020	781620	0015	2,700	2142662	\$300,000	07/27/05	\$111.11	MAIN STREET PUB	C2	1	Y	
060	040	396690	0095	6,264	2146802	\$475,000	08/05/05	\$75.83	ROSSMAN ELEC CO	CB1	1	Y	
060	040	236180	0005	5,000	2150507	\$375,000	08/16/05	\$75.00	SEEDERS STEAK AND BREW	CB2	1	Y	
060	010	392090	0005	9,330	2155855	\$870,000	09/08/05	\$93.25	AUBURN SOUTHEND AUTO PARTS	C3	1	Y	
060	040	236180	0430	900	2156762	\$120,000	09/13/05	\$133.33	LAW OFFICE	CB2	1	Y	
060	040	242006	9494	4,202	2159453	\$750,000	09/28/05	\$178.49	TPI PRINTING	HBC	2	Y	
060	010	858140	0100	1,728	2160671	\$215,000	10/04/05	\$124.42	REESE'S AUTO REPAIR	C3	1	Y	
060	030	000100	0056	71,983	2162348	\$11,700,000	10/06/05	\$162.54	TOP FOODS	C3	1	Y	
060	020	048300	0160	5,868	2166986	\$630,000	10/26/05	\$107.36	RETAIL	C2	1	Y	
060	030	936000	0088	21,779	2166838	\$2,000,000	10/26/05	\$91.83	SUNSHINE METALS	M1	1	Y	
060	010	030150	0040	22,966	2166662	\$2,013,616	10/28/05	\$87.68	OPUS PARK 167 BLDG NO. 3A	BP	1	Y	
060	070	202105	9052	1,776	2167253	\$310,000	11/02/05	\$174.55	MR. SUDSY CAR WASH	C3	1	Y	
060	040	800610	0009	4,273	2170572	\$600,000	11/09/05	\$140.42	OFFICE BUILDING	HBC	1	Y	
060	040	242006	9127	4,050	2173799	\$280,000	11/23/05	\$69.14	CONCEPTS PLUS	CB2	1	Y	
060	020	049200	0460	18,280	2175719	\$1,100,000	12/10/05	\$60.18	TRU-VALUE HARDWARE	C3	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	040	800610	0275	4,800	2179713	\$760,000	12/30/05	\$158.33	RETAIL STORE	CB1	1	Y	

Vacant Sales for Area 060 with Sales Used 02/22/2006

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	010	954300	0089	3,000	2045853	\$10,000	06/07/04	\$3.33	VACANT LAND	C1	1	Y	
060	010	335640	1820	66,646	2081557	\$222,000	10/04/04	\$3.33	VACANT LAND	C1	1	Y	
060	010	885600	0308	9,632	2097839	\$67,000	01/20/05	\$6.96	VACANT COMMERCIAL LAND	C1	1	Y	
060	010	335640	7835	38,189	2103428	\$139,000	02/23/05	\$3.64	VACANT LAND	C1	1	Y	
060	010	335640	1565	44,866	2155795	\$260,000	09/19/05	\$5.80	VACANT LAND	C1	1	Y	
060	010	335640	7930	133,088	2173419	\$1,225,000	12/02/05	\$9.20	VACANT LAND	C2	5	Y	
060	010	030150	0340	32,874	2009094	\$425,000	12/18/03	\$12.93	VACANT LAND	C3	1	Y	
060	010	030150	0372	180,642	2071372	\$1,174,173	09/20/04	\$6.50	VACANT COMMERCIAL LAND	C3	2	Y	
060	010	192105	9047	69,169	2078410	\$500,000	10/19/04	\$7.23	VACANT COMMERCIAL LAND	C3	2	Y	
060	010	232104	9013	256,568	2081878	\$460,000	11/04/04	\$1.79	COMMERCIAL LAND-SLOPE	C3	1	Y	
060	010	242104	9086	413,039	2087221	\$2,723,754	12/01/04	\$6.59	VACANT LAND	C3	1	Y	
060	010	232104	9037	61,855	2125466	\$390,000	05/13/05	\$6.31	VACANT LAND	C3	1	Y	
060	010	232104	9038	400,752	2123471	\$805,000	05/16/05	\$2.01	COMMERCIAL LAND- SLOPE/WETLANDS	C3	2	Y	
060	010	885600	1855	24,900	2062480	\$175,000	08/11/04	\$7.03	VACANT COMMERCIAL LAND	HC	1	Y	
060	010	885600	1950	49,163	2106739	\$350,000	02/28/05	\$7.12	VACANT LAND	HC	1	Y	
060	010	885600	3015	15,982	2091962	\$40,000	12/10/04	\$2.50	VACANT LAND	IL	1	Y	
060	010	030150	0220	72,424	2005901	\$290,000	12/01/03	\$4.00	VACANT LAND	M1	1	Y	
060	010	252104	9049	540,143	2067452	\$2,431,665	09/01/04	\$4.50	VACANT LAND 35% WETLAND	M1	3	Y	
060	010	375160	1429	597,921	2067481	\$1,850,000	08/30/04	\$3.09	MINING QUARY OPERATION	OS/CA	8	Y	
060	010	302105	9024	425,467	1960787	\$450,000	05/19/03	\$1.06	VACANT LAND	R4	1	Y	
060	010	302105	9076	539,533	1937503	\$4,299,475	01/29/03	\$7.97	RV STORAGE FOR AUBURN GREEN MHP	RMHP	2	Y	
060	020	733140	0510	6,850	2006846	\$95,000	11/26/03	\$13.87	VACANT	C2	1	Y	
060	020	132104	9114	368,347	2046008	\$2,394,256	06/10/04	\$6.50	VACANT LAND	C3	1	Y	
060	020	781570	0310	17,978	2111246	\$324,000	03/29/05	\$18.02	PARKING LOT	C3	3	Y	
060	020	132104	9097	111,080	2148460	\$563,500	08/10/05	\$5.07	VACANT LAND	M1	2	Y	
060	020	393390	0030	18,611	1937702	\$110,000	01/08/03	\$5.91	VACANT LAND	M2	2	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	030	072105	9054	62,446	2094912	\$725,000	01/06/05	\$11.61	VACANT COMMERCIAL LAND	C1	1	Y	
060	030	512540	0040	17,200	1999421	\$200,000	10/28/03	\$11.63	VACANT COMMERCIAL LAND	C3	1	Y	
060	030	936060	0160	37,595	2110666	\$450,000	03/23/05	\$11.97	VACANT COMMERCIAL LAND	C3	1	Y	
060	030	092105	9234	47,022	2132360	\$300,000	06/16/05	\$6.38	Vacant Land	CBSO	1	Y	
060	030	092105	9042	76,118	2167578	\$295,000	10/21/05	\$3.88	VACANT LAND	CBSO	1	Y	
060	030	362204	9013	534,916	1959884	\$1,075,450	05/16/03	\$2.01	VACANT LAND	M1	1	Y	
060	030	936000	0160	48,787	2020470	\$280,000	02/25/04	\$5.74	INDUSTRIAL LAND	M1	1	Y	
060	030	022104	9001	167,706	2047451	\$75,000	06/15/04	\$0.45	VACANT WETLANDS	M1	1	Y	
060	030	362204	9020	1,035,724	2138789	\$4,769,981	07/12/05	\$4.61	VACANT LAND/16% WETLANDS	M1	1	Y	
060	030	030351	0170	62,262	2168240	\$375,000	11/04/05	\$6.02	VACANT LAND	M1	1	Y	
060	040	242006	9067	10,825	2098888	\$105,000	01/25/05	\$9.70	VACANT LAND	CB1	1	Y	
060	040	182008	9018	75,000	1939936	\$70,000	02/18/03	\$0.93	VACANT	F	1	Y	
060	040	041909	9035	49,485	2098863	\$75,000	01/24/05	\$1.52	POR SLIPPERY CREEK CAFE & POND	F	2	Y	
060	040	252006	9097	61,294	2024499	\$865,000	03/12/04	\$14.11	VACANT LAND	HBC	1	Y	
060	040	800610	0080	41,961	2052694	\$490,584	06/30/04	\$11.69	VACANT COMMERCIAL LAND	HBC	1	Y	
060	040	236100	0010	58,979	1976443	\$225,000	07/25/03	\$3.81	VACANT LAND	IL	1	Y	
060	040	192007	9120	174,300	2042420	\$350,000	05/18/04	\$2.01	VAC LAND	IL	1	Y	
060	040	192007	9127	66,000	2093924	\$198,000	12/29/04	\$3.00	VAC LAND	IL	1	Y	
060	040	236100	0110	54,200	2123105	\$220,000	05/13/05	\$4.06	STORAGE YARD	IL	1	Y	
060	040	192007	9019	132,860	2135429	\$300,000	06/07/05	\$2.26	VACANT LAND	IL	1	Y	
060	040	192007	9070	136,864	2135426	\$300,000	06/07/05	\$2.19	VACANT LAND	IL	1	Y	
060	040	122006	9039	30,390	1998465	\$120,000	10/27/03	\$3.95	OLD SERVICE STATION SITE	NB	1	Y	
060	040	252006	9002	74,286	1990782	\$81,000	09/19/03	\$1.09	VACANT WETLANDS 80%	R-4	1	Y	